

03- 0 -0064

CITY COUNCIL  
ATLANTA, GEORGIA

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-95  
12-10-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1810 Perry Boulevard, N.W. (Parcel IIa, former Perry Homes property)** be changed from the **RG-3 (Residential General-Sector 3)** District, to the **RG-4 (Residential General-Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **227** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

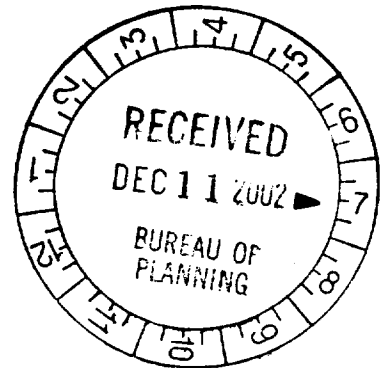
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION  
PARCEL II a**

ALL THAT TRACT OR PARCEL OF LAND SITUATED AND LYING IN LAND LOT 227, 17<sup>TH</sup> LAND DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING PART OF A TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, DESIGNATED AS PARCEL II AND DESCRIBED IN DEED BOOK 3031, PAGE 555, DEED RECORDS OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PERRY BOULEVARD (60 FOOT RIGHT-OF-WAY) WITH THE LINE COMMON TO LAND LOTS 224 AND 227; THENCE, N59° 45' 43"W, ALONG THE SOUTH LINE OF PERRY BOULEVARD, A DISTANCE OF 792.49 FEET TO A 60 D NAIL IN A CONCRETE SIDEWALK AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, S13° 44' 10"E, LEAVING SAID RIGHT-OF-WAY LINE OF PERRY BOULEVARD, A DISTANCE OF 15.97 FEET TO A ½ INCH REBAR; THENCE, S29° 59' 07"W, A DISTANCE OF 259.39 FEET TO A ½ INCH REBAR; THENCE, S74° 59' 07"W, A DISTANCE OF 32.53 FEET TO A ½ INCH REBAR; THENCE, N60° 00' 53"W, A DISTANCE OF 462.00 FEET TO A ½ INCH REBAR; THENCE, N15° 00' 53"W, A DISTANCE OF 32.53 FEET TO A ½ INCH REBAR; THENCE, N29° 59' 07"E, A DISTANCE OF 291.15 FEET TO A ½ INCH REBAR; THENCE, N84° 19' 37"E, A DISTANCE OF 27.02 FEET TO A HOLE SCRIBED IN A CONCRETE SIDEWALK ON SAID SOUTH RIGHT-OF-WAY LINE OF PERRY BOULEVARD; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 707.77 FEET, A CHORD BEARING AND DISTANCE OF S50° 51' 46"E, 218.98 FEET, AND AN ARC DISTANCE OF 219.86 FEET TO A ½ INCH REBAR; THENCE, S59° 45' 43"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 258.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.50 ACRES OF LAND, MORE OR LESS.

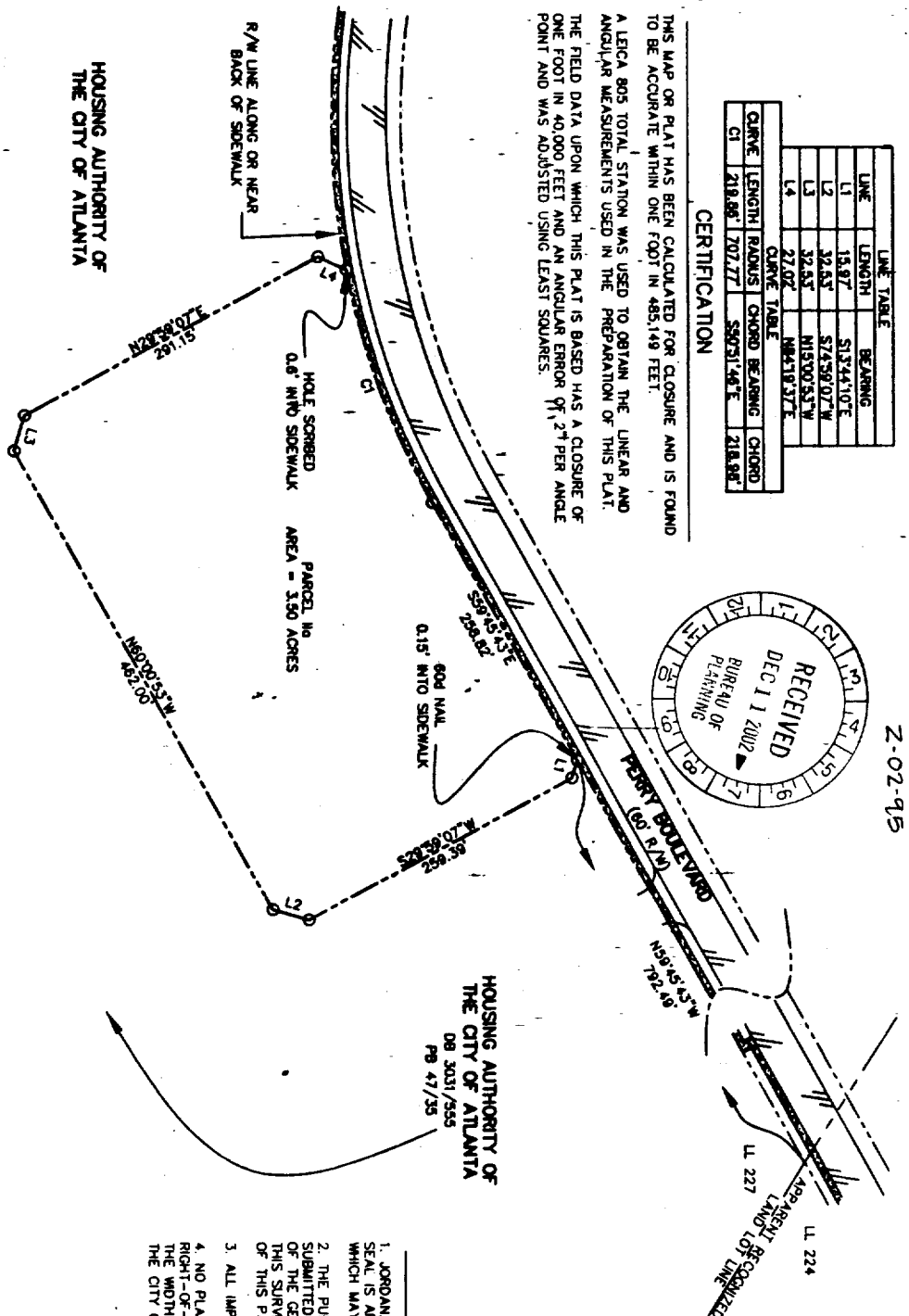
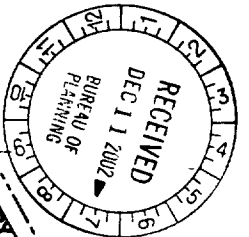


Z-02-95

LINE TABLE			
LINE	LENGTH	BEARING	
L1	15.87	S134.10°E	
L2	32.85	S74.58°W	
L3	32.85	N15.00°S.W	
L4	22.02	N44.18°E	
CURVE TABLE			
CHORD	LENGTH	RADIUS	CHORD BEARING
C1	218.06	702.77	S89.51°E
			218.98

CERTIFICATION

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 485,149 FEET.  
A LEICA 805 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 40,000 FEET AND AN ANGULAR ERROR OF 1.27 PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.



HOUSING AUTHORITY OF THE CITY OF ATLANTA  
08 3031/555  
PB 47/35

LEGEND

- PROPERTY LINE
- LAND LOT LINE
- IRON PIN SET (1/2" REBAR UNLESS NOTED OTHERWISE)
- ASPHALT PAVING
- CONCRETE SIDEWALK

NOTES

1. JORDAN, JONES & GOLLING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THE PURPOSE OF THIS SURVEY IS TO DEFINE AREAS TO BE SUBMITTED BY THE CLIENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE GEORGIA AFFORDABLE HOUSING AND FINANCE CORPORATION. THIS SURVEY IS NOT INTENDED TO REPRESENT AN OFFICIAL SUBDIVISION OF THIS PARCEL FROM THE LARGER PARCEL OF WHICH IT IS A PART.
3. ALL IMPROVEMENTS ARE NOT SHOWN.
4. NO PLANS FOR PERRY BOULEVARD WERE FOUND. THE RIGHT-OF-WAY LINE SHOWN IS BASED UPON EXISTING CONDITIONS AND THE WIDTH SHOWN BY THE SURVEY FOR THE HOUSING AUTHORITY OF THE CITY OF ATLANTA RECORDED IN PLAT BOOK 47, PG 35.

GRAPHIC SCALE



BOUNDARY SURVEY

 <b>Jordan Jones &amp; Boulding</b> WWW.JJB.COM 80-B COMMERCE DRIVE FAYETTEVILLE, GEORGIA 30214 PHONE: 770.460.7900 FAX: 770.460.0828		
NO.	DATE	COMMENTS
1	9/28/02	REVISED 'CALL TO LAND LOT LINE
2	10/21/02	REVISED MONUMENTS AT ROAD

REVISIONS

SURVEY FOR COLUMBIA RESIDENTIAL

GEORGIA REGISTERED PROFESSIONAL SURVEYOR  
 P. CLEGG

LAND LOT 227	FULTON COUNTY	17TH DISTRICT
DRAWING NO. - F414-02-B	JOB NO - 6008-002	
DRAWN: RCG	DATE: 03-08-02	1/1
CHECKED: RPC	SCALE: 1" = 100'	SHEET

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